009.0	0002	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	880,600 / 880,600
					USE VALUE:	880,600 / 880,600
					ASSESSED:	880,600 / 880,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
29		WYMAN TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CRONIN JOHN STEVEN--ETAL	
Owner 2:	CRONIN MARGARET E	
Owner 3:		
Street 1:	29 WYMAN TERR	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,963 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1916, having primarily Wood Shingle Exterior and 2130 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4963.000	306,800	4,900	568,900	880,600
Total Card	0.114	306,800	4,900	568,900	880,600
Total Parcel	0.114	306,800	4,900	568,900	880,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 413.43 | /Parcel: 413.4

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct	7806
GIS Ref	
GIS Ref	
Insp Date	10/06/17

!835!

PREVIOUS ASSESSMENT

Parcel ID: 009.0-0002-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	306,700	4900	4,963.	568,900	880,500	880,500	Year End Roll	12/18/2019
2019	101	FV	242,300	4900	4,963.	604,400	851,600	851,600	Year End Roll	1/3/2019
2018	101	FV	242,300	4900	4,963.	440,900	688,100	688,100	Year End Roll	12/20/2017
2017	101	FV	242,300	4900	4,963.	384,000	631,200	631,200	Year End Roll	1/3/2017
2016	101	FV	242,300	4900	4,963.	327,100	574,300	574,300	Year End	1/4/2016
2015	101	FV	228,100	4900	4,963.	320,000	553,000	553,000	Year End Roll	12/11/2014
2014	101	FV	228,100	4900	4,963.	263,100	496,100	496,100	Year End Roll	12/16/2013
2013	101	FV	228,100	4900	4,963.	250,300	483,300	483,300		12/13/2012

PRINT

Date	Time
12/10/20	16:32:59

LAST REV

Date	Time
10/16/17	09:54:43

ekelly

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 835

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	14478-58		11/1/1981		55,000	No	No		A

USER DEFINED

Prior Id # 1:	7806
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/13/2013	1378	Manual	3,000	C				
8/5/2013	1170	Manual	12,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2017	MEAS&NOTICE	HS	Hanne S
5/5/2014	External Ins	PC	PHIL C
1/9/2014	Info Fm Prmt	EMK	Ellen K
5/20/2009	Measured	189	PATRIOT
12/7/1999	Inspected	267	PATRIOT
9/23/1999	Mailer Sent		
9/23/1999	Measured	243	PATRIOT
10/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4963		Sq. Ft.	Site		0	80.	1.43	1			View	25					568,889						568,900	

Total AC/HA: 0.11393 | Total SF/SM: 4963 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 568,889 | Spl Credit | Total: 568,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	2 - Softwood		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.14295769
Const Adj.:	1.03020000
Adj $ / SQ:	153.072
Other Features:	62500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	444702
Depreciation:	137858
Depreciated Total:	306844

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	

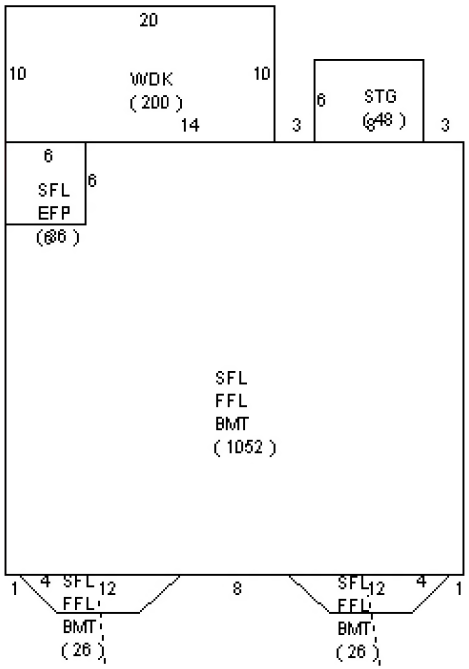
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	153.07
Special Features:	0	Val/Su Net:	87.21
Final Total:	306800	Val/Su SzAd	144.04

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,104	45.920	50,697
FFL	First Floor	1,104	153.070	168,991
SFL	Second Floor	1,026	153.070	157,052
WDK	Deck	200	11.330	2,266
STG	Storage	48	10.470	503
EFP	Enclos Porch	36	74.790	2,693

Net Sketched Area:	3,518	Total:	382,202
Size Ad	2129.9999	Gross Are	3632	FinArea	2130
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

009.0-0002-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	24X20	A	FR	1920	20.21	T	50	101			4,900			4,900
2	Frame Shed	D	Y	1	5X13	A	FR	1920	0.00	T	50	101						

More:	N	Total Yard Items:	4,900	Total Special Featues:		Total:	4,900

IMAGE

AssessPro Patriot Properties, Inc